

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BROWN §

THAT THE UNDERSIGNED, **L.B. Bowman**, not joined herein by my wife as this property does not comprise any part of our homestead, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **BROWN COUNTY**, whose mailing address is 200 S. Broadway, Brownwood, Brown County, Texas, herein referred to as "Grantee," whether one or more, the real property described as follows:

See Exhibit A, attached hereto and incorporated for all purposes.

This conveyance, however, is made and accepted subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether or not shown of record in the hereinabove mentioned County and State, and to all mineral leases, outstanding mineral interests, zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

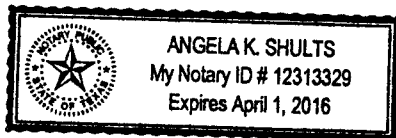
January 19, 2016
(Exhibit #5)

EXECUTED this 20 day of January, 2016.

L.B. Bowman
L.B. Bowman

THE STATE OF TEXAS §
 §
COUNTY OF BROWN §

The foregoing instrument was acknowledged before me on the 20 day of January, 2016, by L.B. Bowman.



Angela K. Shults
NOTARY PUBLIC, STATE OF TEXAS
Angela K. Shults
PRINTED NAME OF NOTARY

COUNTY: BROWN
RCSJ NO.: 0923-06-056
HIGHWAY NO.: Brown County Road 225
PROJECT: County Road Bridge Replacement
PARCEL NO. N/A
GRANTOR: L. B. Bowman

EXHIBIT A

DESCRIPTION OF A **1.167 ACRE** TRACT OR PARCEL OF LAND SITUATED WITHIN THE J. P. RIDDLE SURVEY NO. 143, ABSTRACT 797 AND THE MARY OSBURN SURVEY NO. 130, ABSTRACT 731, BROWN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL DESCRIBED AS CONTAINING 1.819 ACRES OF LAND IN WARRANTY DEED EXECUTED AUGUST 5TH, 1986 AND CONVEYED FROM HUBERTA ROSS TO L. B. BOWMAN AND WIFE, MARGARET BOWMAN RECORDED IN VOLUME 933, PAGE 290 IN THE DEED OR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BROWN COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL DESCRIBED AS THIRD TRACT CONTAINING 3.716 ACRES OF LAND IN WARRANTY DEED EXECUTED MARCH 12TH, 1987 AND CONVEYED FROM A. M. EDWARDS AND WIFE, NORA EDWARDS TO L. B. BOWMAN RECORDED IN VOLUME 953, PAGE 521 OF THE BROWN COUNTY, TEXAS DEED OR OFFICIAL PUBLIC RECORDS; SAID **1.167 ACRE** TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found monumenting the southwest corner of said 1.819 acre tract, being the most southerly corner of said 3.716 acre tract, and being in the fenced north margin of the intersection of existing County Road 225 and County Road 212;

THENCE along the southwest line of said 3.716 acre tract and the fenced northeast margin of said County Road 212, **N 44°28'55" W**, a distance of **22.00 feet** to a 5/8" iron with 2" aluminum cap (ALC) labeled "Property Corner" set (NAD83(2011), Texas Central 4203, State Plane Grid Coordinate N-10,520,600.103, E-2,686,405.566,) at the most westerly corner of the herein described 1.167 acre tract, from which a 3/8 inch iron pipe found monumenting the west northwesterly corner of said 3.716 acre tract bears **N 44°28'55" W**, a distance of 278.93 feet;

THENCE departing said county road over and across said 3.716 acre tract **N 44°56'48" E**, at a distance of 350.17 feet pass a said ALC set on the edge of the bank of Clear Creek, and in all a **total distance of 396.04 feet** to the north corner hereof in Clear Creek, being on the west line of that certain tract or parcel described as Tract I, Second Tract described as containing 1.945 acres of land in a General Warranty Deed with Vendor's Lien to Willie L. Morgan, et ux recorded as Volume 154, Page 284 in said Official Public Records;

THENCE along the common line of said Bowman 3.716 acre tract and said Morgan 1.945 acre tract in said creek, **S 03° 58' 44" W**, a distance of **34.20 feet** to most southerly or southwest corner of said 1.945 acre tract, common with the easterly southeast corner of said 3.716 acre tract, being on the northwesterly line of said 1.819 acre tract;

COUNTY: BROWN
RCSJ NO.: 0923-06-056
HIGHWAY NO.: Brown County Road 225
PROJECT: County Road Bridge Replacement
PARCEL NO. N/A
GRANTOR: L. B. Bowman

THENCE with the northwest line of said 1.819 acre tract, common with the southeast line of said 1.945 acre tract, **N 43°11'34" E**, a distance of **117.18 feet** to a 3/8 inch iron rod found at a fence corner post, being an angle point in the fenced west margin of County Road 225;

THENCE along the north and easterly lines of said 1.819 acre tract the following three (3) courses:

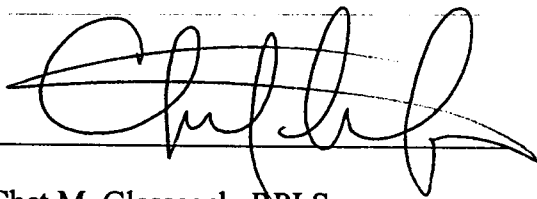
1. **S 63°48'14" E**, across said County Road 225, a distance of **57.49 feet** to a 1/2 inch iron rod found at a fence corner post angle point on the fenced easterly margin of said county road, being a residue of the Locker 117 acre Fifth Tract filed December 27th, 2012 as Instrument No. 8618, Volume 72, Page 296 in said Official Public Records,
2. **S 07°46'47" W**, a distance of **29.05 feet** to a said ALC set at an angle point, and
3. **S 20°32'43" E**, a distance of **24.27 feet** to a said ALC set at the corner hereof;

THENCE across said 1.819 acre tract, crossing existing County Road 225 and crossing said Clear Creek, **S 45° 21' 16" W**, a distance of **433.41 feet** to a ALC set below road surface in the current roadway of County Road 225, being on the southwest line of said 1.819 acre tract;

THENCE with said southwest line **N 69°13'41" W**, a distance of **96.27 feet** to the **POINT OF BEGINNING containing 1.167 acres of land**, more or less, from which, 0.971 acres is a portion of said 1.819 acre tract and 0.196 acres is a portion of said 3.716 acre tract.

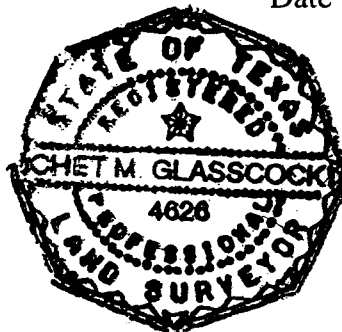
All bearings are referenced to the Texas State Plane Coordinate System, Central Zone 4203, NAD83(2011). The distances and acreage shown are surface adjusted and may be converted to Grid by multiplying a Combined Grid Scale Factor of 0.9999000099. (Surface 1.00010)

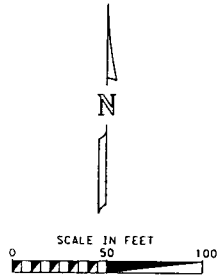
Parcel map is page 3, accompanies this description and is considered a part hereof.



Chet M. Glasscock, RPLS
Registered Professional Land Surveyor
State of Texas No. 4626
Texas Department of Transportation
Brownwood District 23

12-16-2015
Date

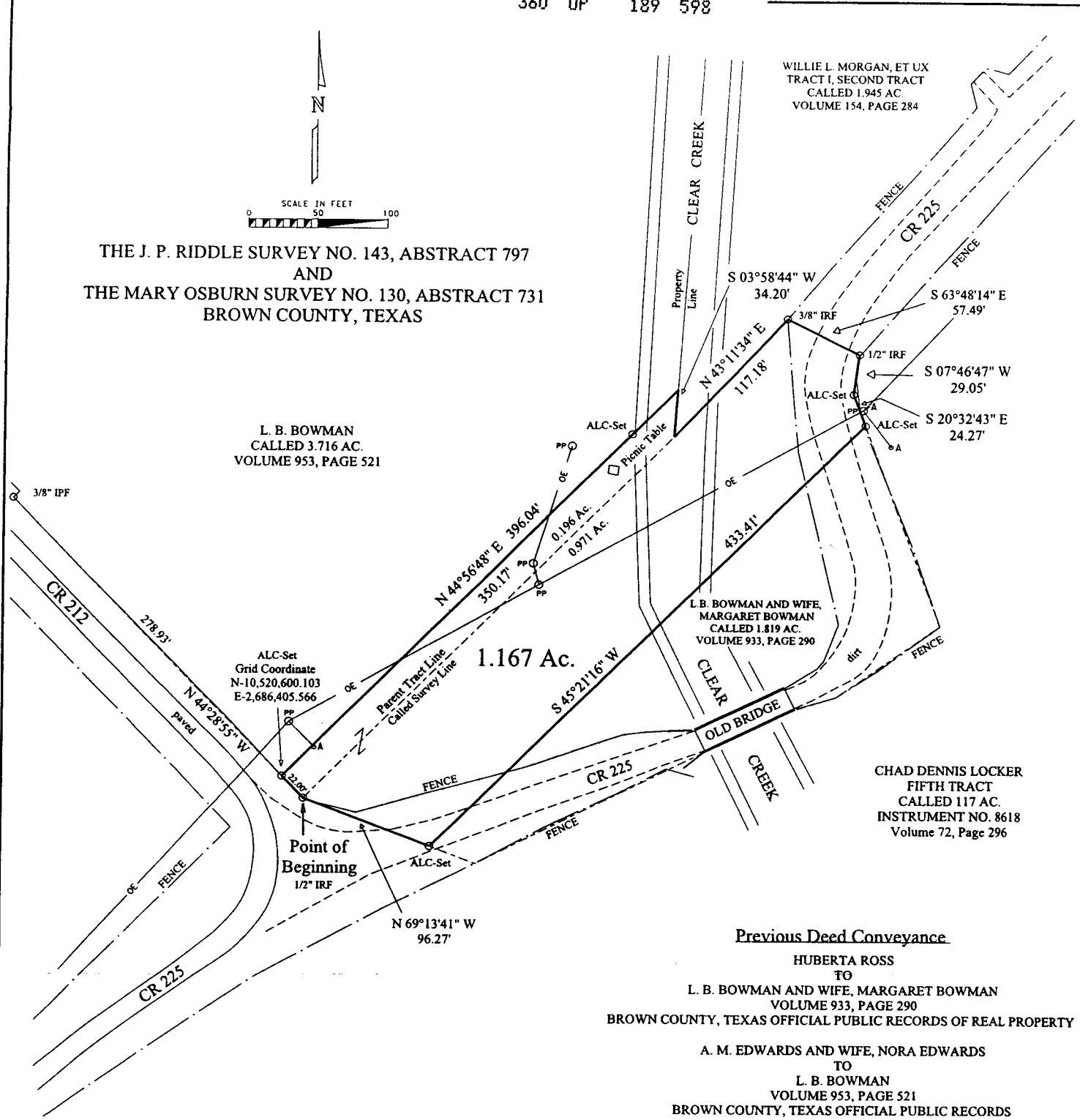




THE J. P. RIDDLE SURVEY NO. 143, ABSTRACT 797
AND
THE MARY OSBURN SURVEY NO. 130, ABSTRACT 731
BROWN COUNTY, TEXAS

L. B. BOWMAN
CALLED 3.716 AC.
VOLUME 953, PAGE 521

WILLIE L. MORGAN, ET UX
TRACT I, SECOND TRACT
CALLED 1.945 AC.
VOLUME 154, PAGE 284



L.B. BOWMAN AND WIFE,
MARGARET BOWMAN
CALLED 1.819 AC.
VOLUME 933, PAGE 290

CHAD DENNIS LOCKER
FIFTH TRACT
CALLED 117 AC.
INSTRUMENT NO. 8618
Volume 72, Page 296

Previous Deed Conveyance

HUBERTA ROSS
TO
L. B. BOWMAN AND WIFE, MARGARET BOWMAN
VOLUME 933, PAGE 290
BROWN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

A. M. EDWARDS AND WIFE, NORA EDWARDS
TO
L. B. BOWMAN
VOLUME 953, PAGE 521
BROWN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS

Directional Control-Bearing Basis

Bearings and distances are referenced to the Texas State Plane Coordinate System
Central Zone 4203, NAD83(2011)
All distances and acreage are in Surface.
Can be converted to Grid by multiplying a Combined
Grid Scale Factor of 0.9999000099. (Surface 1.00010)

LEGEND

- PARCEL LINE
- IRF - IRON ROD FOUND
- ALC - 2" ALUM. CAP SET
- IPF - IRON PIPE FOUND
- PP - POWER POLE
- A - POLE ANCHOR/GUY
- OE - OVERHEAD ELECTRIC
- CR - COUNTY ROAD
- Ac. - ACRES

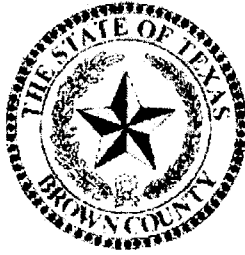
General Notes

1. Volumes, Pages, and Instrument Numbers shown refer to the Deed, Official Public Records or Official Public Records of Real Property of Brown County, Texas.
2. No evidence of cemetery's or burial sites were observed on the subject tract.
3. Surveyor located visible signs of utilities upon the subject property. Only visible utilities and routes are shown hereon.
4. Metes and bounds description accompanies this map and is considered a part hereof.

SURVEY DATE	CONT	SECT	JOB	HIGHWAY
DECEMBER 2015	0923	06	056	C. R. 225
ACQUISITION	DIST	COUNTY	PAGE NO.	
1.167 AC		BROWN	3	

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 360

FILED FOR REGISTRATION JANUARY 21, 2016 01:30PM 5PGS \$.00

SUBMITTER: BROWN COUNTY

RETURN TO:

BROWN COUNTY
KEEP IN OFFICE

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

JP